



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE AGENDA

THURSDAY, SEPTEMBER 9, 2004 *(Revised 8-30-04)*

**LOCATION: CAUCUS ROOMS
CARMEL CITY HALL
ONE CIVIC SQUARE
CARMEL, IN 46032**

**TIME: 7:00 P.M.
DOORS OPEN AT 6:30 P.M.**

The Special Studies Committee will meet to consider the following items:

- 1. Docket No. 04050028 DP/ADLS: Walnut Creek Marketplace Development Plan and ADLS**
The applicant proposes a retail center. The site is located northeast of 99th Street and Michigan Rd/US 421. The site is zoned B-3/Business and B-2/Business within the US Highway 421 Overlay.
Filed by Mary Solada of Bingham McHale for Duke Realty.
- 2. Docket Nos. 04060035 OA and 04060036 Z: Village of WestClay**
The applicant seeks to amend their PUD ordinance. The applicant also seeks to Rezone 30 acres from S-1/Residence-Estate to PUD-Planned Unit Development. The site is located at 131st St and Towne Rd.
Filed by Brandon Burke of The Schneider Corp, for Brenwick Development Co.
- 3. Docket No. 04060033 DP/ADLS: 116th/Keystone Retail Shops**
The applicant seeks approval for a retail/office building. The site is located at the northeast corner of 116th St. and Keystone Ave. The site is zoned B-3 within the US 431 Overlay Zone.
Filed by Steve Hardin of Bingham McHale for Eclipse Real Estate.
- 4. Docket No. 04050053 DP/ADLS: North Meridian Medical Pavilion**
The applicant seeks approval for a medical/office building. The site is located northwest of Old Meridian Street and Meridian Street (US 31). The site is zoned B-3 and B-6/Business, within the US 31 Overlay Zone.
Filed by Tom Eagley of Lauth Property Group.

5. **Docket No. 04080017 ADLS Amend: Kite Medical Office Complex, Phase 2**
The applicant proposes a medical office building. The site is located northeast of 126th Street and US Highway 31, at the 13000 Block of N. Pennsylvania St. The site is zoned B-2/Business within the US 31 Overlay Zone.
Filed by Paul Reis of Drewry Simmons Vornehm, LLP for Kite Companies.
6. **Docket No. 04080012 ADLS Amend: Thrifty Car Rental**
The applicant seeks approval for exterior building modifications and signage. The site is located at 582 S Range Line Rd. The site is zoned I-1/Industrial.
Filed by Phil Spink of Thrifty Car Rental.
7. **Docket No. 04080011 ADLS Amend: Carey Addition, Lot 37 - Bluemingdeals**
The applicant seeks approval for a ground sign. The site is located at 301 S Range Line Rd. The site is zoned B-1/Business.
Filed by David Blue for Bluemingdeals.
8. **~~TABLED Docket No. 04080013 ADLS Amend: Mayflower Park, Blk 6, lot 2 - Ed Martin~~**
~~The applicant seeks design approval for parking lot expansion. The site is located southwest of Michigan Road and 99th Street. The site is zoned I-1/Industrial and is within the US 421 Overlay~~
~~Filed by Mark Settlemyre of Foresight Engineering for Ed Martin Pontiac.~~
9. **Docket No. 04080019 ADLS Amend: Merchants' Square - Wendy's**
The applicant seeks approval for a ground sign. The site is located northwest of Keystone and 116th Street. The site is zoned B-8/Business.
Filed by Charles Eitel of National Install, Ltd. for Wendy's.
10. **Docket No. 04080020 ADLS Amend: Wendy's**
The applicant seeks approval for a wall sign relocation. The site is located southeast of Michigan Rd and 106th Street. The site is zoned B-3/Business within the US 421 Overlay.
Filed by Charles Eitel of National Install, Ltd. for Wendy's.
11. **Docket No. 04080026 ADLS Amend: Main & Guilford Plaza**
The applicant seeks approval for a building elevation changes. The site is located at the southwest corner of Main St. and Guilford Rd. The site is zoned OM-MU - Old Meridian- Mixed Use.
Filed by David Cain for Main & Guilford Plaza, LLC.
12. **Docket No. 04080045 ADLS Amend: Pizza Hut**
The applicant seeks approval for exterior building modifications. The site is located at the northeast corner of Carmel Dr. and Range Line Rd. The site is zoned B-8/Business.
Filed by Dave Parnell of the T & W Corporation.

